

# DURDEN & HUNT

INTERNATIONAL



## Coopers Close, Chigwell IG7

Offers Over £800,000

- Corner Plot
- Garden With Patio And Lawn
- Ample Storage
- Two Reception Rooms
- Off Road Parking And Garage
- Master Bedroom With Fitted Wardrobes And En Suite
- Downstairs Bathroom
- Opportunity For Downstairs Living
- Four Additional Bedrooms
- Contemporary Kitchen Diner

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Coopers Close  
 Approx. Total Internal Area 2116 Sq Ft - 196.58 Sq M  
 (Including Eaves Storage, Restricted Height Area & Garage)  
 Approx. Gross Internal Area 1711 Sq Ft - 158.95 Sq M  
 (Excluding Eaves Storage, Restricted Height Area & Garage)  
 Approx. Gross Internal Area Of Garage 280 Sq Ft - 25.99 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

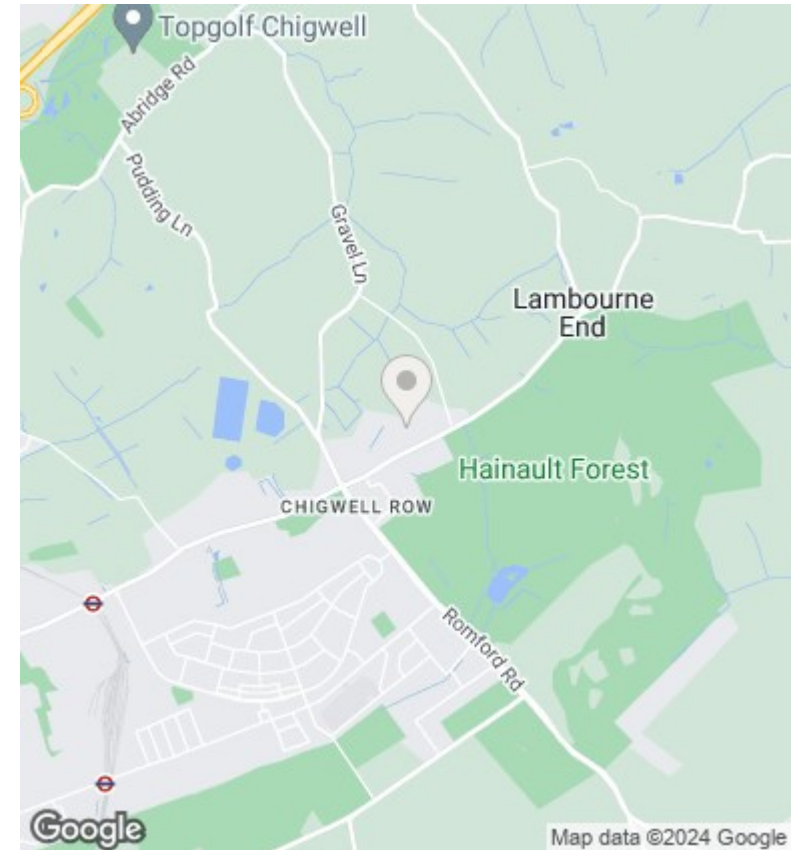
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	